EXHIBIT "A"

COMANCHE COVE OWNERS ASSOCIATION

TEMPORARY CONSTRUCTION EASEMENT

A DESCRIPTION FOR A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT, FOR A PIPELINE LOCATED IN THE M. HIGHTOWER SURVEY, ABSTRACT 652, HOOD COUNTY, TEXAS, BEING WITHIN A TRACT OF LAND CONVEYED TO COMANCHE COVE OWNERS ASSOCIATION, IN VOL 1529, PG 39, OFFICIAL PUBLIC RECORDS OF HOOD COUNTY, TEXAS (O.P.R.H.C.TX.) AND FURTHER DESCRIBED AS LOT 2, BLOCK 1 OF THE COMANCHE COVE, SECTION A, AS SHOWN ON THAT CERTAIN PLAT FILED IN SLIDE A-175-B, PLAT RECORDS OF HOOD COUNTY, TEXAS (P.R.H.C.TX.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point on the North line of said Lot 2, same being the South line of Block 11 of Heritage Heights, Section Two as recorded in slide A-188-B, (P.R.H.C.TX.) and the East line of the Woodcrest Court, from which a 3/8-inch iron rod found for the Southeast corner of said Block 11 and the Northeast corner of said Block 1, bears North 89°41'12" East a distance of 97.52 feet, said **POINT OF BEGINNING** having grid coordinates of N=6833591.40, E=2185497.73

THENCE, over and across said Lot 2, the following five (5) courses and distances:

1) **South 42°33'46" East**, a distance of 73.26 feet, to a calculated point on the East line of said Lot 2;

2) **South 21°25'42" West**, a distance of 49.09 feet to a 3/8-inch iron rod found for the Southeast corner of said Lot 2 same being the North line of Brazos River Dr, from which a 3/8-inch iron rod found for corner of Lot 3, Block 1 of said Comanche Cove, Section A bears, North 89°42'16" East a distance of 5.40 feet;

3) **South 89°42'16" West**, along said North line a distance of 49.58 feet to a calculated point for the Southwest corner of said Lot 2;

4) **North 06°59'49" West,** along East line of said Woodcrest Court a distance of 100.47 feet to a calculated point for the Northwest of said Lot 2;

5) **North 89°41'12" East**, a distance of 30.23 feet to the **POINT OF BEGINNING** and containing 0.13 acres (5598 square feet) of land, more or less.

This description contains 0.13 acres (5598 square feet) of land, more or less.

Notes

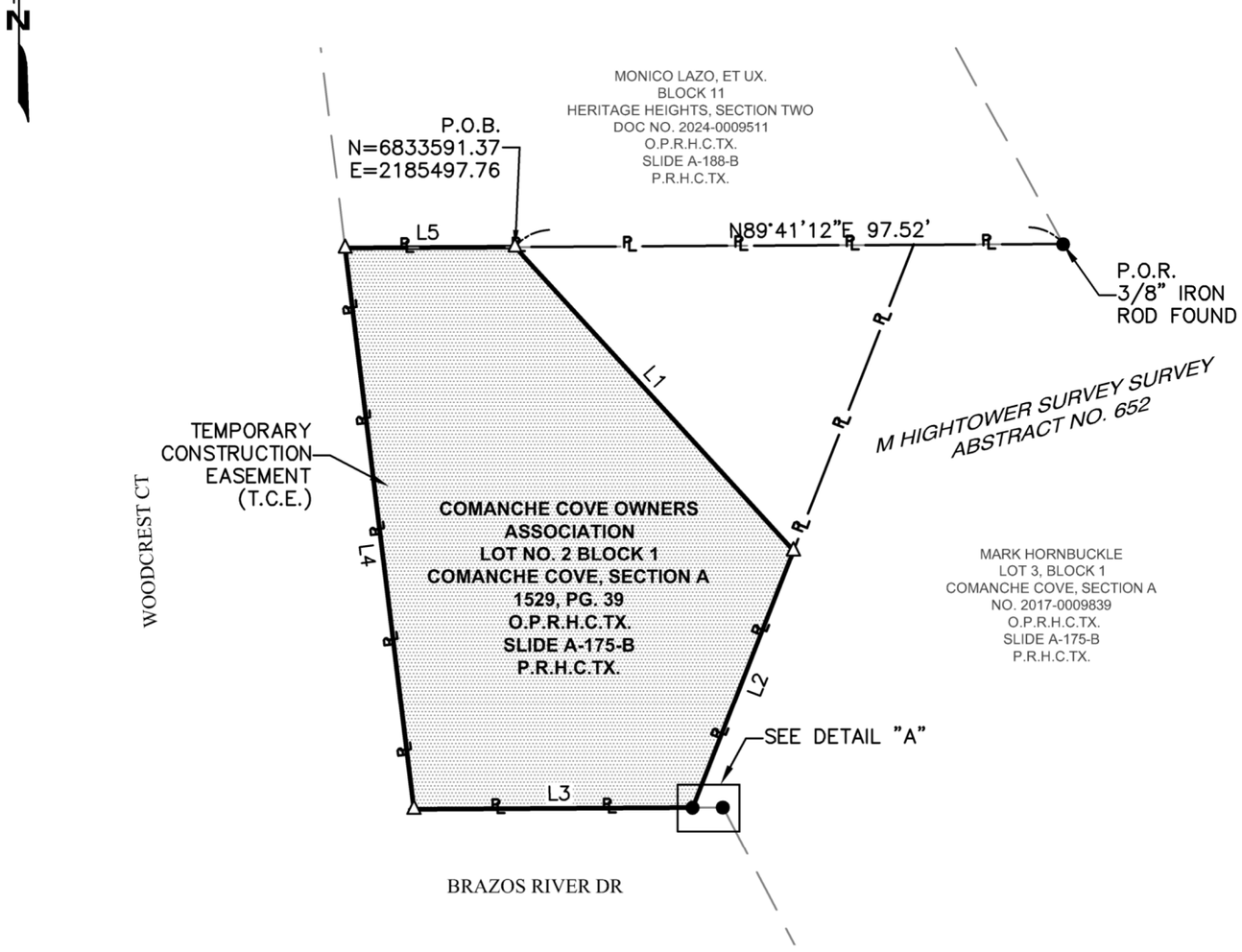
1) Bearing basis: Texas State Planes, North Central Zone, NAD83. All distances and coordinates shown are grid values shown in U.S. Survey Feet.
2) A Plat of same date accompanies this Description.
3) Date of Survey: Month of January of 2025.

PRELIMINARY/REVIEW COPY

Surveying And Mapping, LLC
1341 W. Mockingbird Lane,
Suite 400W, Dallas, Texas 75247

Michael Segroves Date
Registered Professional Land Surveyor
Texas Registration Number 6932

PLAT OF TEMPORARY CONSTRUCTION EASEMENT – EXHIBIT "B" HOOD COUNTY, TEXAS

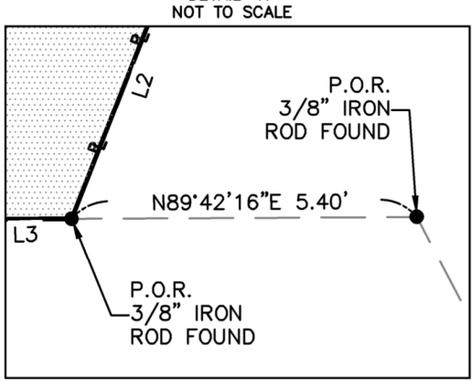


TEMPORARY CONSTRUCTION EASEMENT AREA

0.13 ACRES

5598 SQ. FT.

DETAIL "A"
NOT TO SCALE



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S42°33'46"E	73.22
L2	S21°25'42"W	49.09
L3	S89°42'16"W	49.58
L4	N06°59'49"W	100.47
L5	N89°41'12"E	30.23

NOTES:

1. BEARING BASIS: TEXAS STATE PLANE, NORTH CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES SHOWN ARE GRID VALUES IN U.S. SURVEY FEET.
2. THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY, WHICH ARE NOT SHOWN HEREON.
3. FOR ADDITIONAL INFORMATION, SEE ATTACHED DESCRIPTION IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS DESCRIPTION.
4. DATE OF BOUNDARY SURVEY: MONTH OF JANUARY OF 2025.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MICHAEL SEGROVES DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6932

LEGEND

RL	PROPERTY LINE
	ADJOINER PROPERTY
●	IRON ROD FOUND (AS NOTED)
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
	TEMPORARY CONSTRUCTION EASEMENT (T.C.E.)
P.R.H.C.TX.	PLAT RECORDS, HOOD COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS, HOOD COUNTY, TEXAS

PROJECT:	ATMOS - K5
JOB NUMBER:	88982
DATE:	02/06/2025
SCALE:	1"=30'
TRACT ID:	COMANCHE COVE OWNERS ASSOCIATION
DRAWN BY:	PS

ATMOS energy

SAM™
1341 W. Mockingbird Lane,
Suite 400W, Dallas, TX 75247
Ph: (214) 631-7888 Fax: (214) 631-7103
EMAIL: SAM@SAM.BIZ

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT
ACROSS COMANCHE COVE OWNERS ASSOCIATION
LOT 2, BLOCK 1
COMANCHE COVE, SECTION A
M. HIGHTOWER SURVEY, ABSTRACT 652
HOOD COUNTY, TEXAS

COMANCHE COVE OWNERS ASSOCIATION LOT 2_TWS.DWG